

City of Corunna
Regular Council Meeting
Monday, March 15, 2004

Present: Mehigh, Runyan, Sanderson, Wagner.

Absent: Corey (excused), Johnson (excused), Lantis (excused).

Guests: Joe Sawyer, City Manager; Judy Horton; Lesli LeCureux; Helen Granger, The Independent; Jackie Leone, The Argus Press; Janet Washburn, Parks and Recreation Director; Sgt. Kevin Clark, Police Department; Merilee Lawson, Assessor/Planner; Pat Yott; Shirley Sanderson; Janeene Cenkush; Chief Mark Hetfield, Police Department; Avery Weaver, County Commissioner; and other concerned citizens.

The meeting was called to order in the City Council Chambers by Mayor Pro-Tem Runyan at 7:00 p.m.

MINUTES OF THE PREVIOUS REGULAR MEETING: Wagner moved, Sanderson seconded to approve the previous regular meeting minutes dated March 1, 2004 as presented.

Roll call vote:

Yes: Wagner, Sanderson, Runyan, Mehigh.

No: None.

Motion CARRIED

AGENDA APPROVAL: Wagner moved, Mehigh seconded to approve the agenda as presented.

Roll call vote:

Yes: Runyan, Mehigh, Wagner, Sanderson.

No: None.

Motion CARRIED

APPROVAL OF VENDOR DISBURSEMENTS: Mehigh moved, Sanderson seconded to approve the vendor disbursements as presented.

Roll call vote:

Yes: Runyan, Wagner, Sanderson, Mehigh.

No: None.

Motion CARRIED

CALL TO AUDIENCE: Avery Weaver advised he was present to answer any questions the council might have about the selling and moving of the old sheriff's house next to the county jail. He reminded everyone that he was running for state representative and would value everyone's support. Linda LeCureux introduced her daughter, Lesli LeCureux, and advised she was present to observe a council meeting for her government class.

PROCLAMATION PRESENTATION: Mayor Pro-Tem Runyan presented a proclamation to the Zonta Club's representative, Janet Washburn, in recognition of the Zonta Club's 75th Anniversary.

CONSIDER WAIVING FEES FOR HOUSE MOVE AND GARAGE DEMOLITION FOR THE SHIAWASSEE COUNTY BOARD OF COMMISSIONERS AT 207 E.

MCARTHUR STREET: Mehig moved, Wagner seconded to waive the garage demolition and house move permit fees on 207 E. McArthur Street for the Shiawassee County Board of Commissioners. Councilperson Sanderson asked if the area would be used for a parking lot. Mr. Weaver advised that is the intent of the county. Councilperson Sanderson asked if any part of the parking lot would be available for the new library when it opens or would the parking lot be used for the courts and police. Avery Weaver advised he did not know but it would be something that the county commissioners would be glad to look into to see if there could be some joint usage. Mr. Sawyer stated he has had some discussion with Henrietta Sparkes about bringing the this parking lot and the parking lot across the street from the district court building that is not fully developed into the downtown development district in order to get the Downtown Development Authority involved in doing a parking project. He further stated the city does not have any say about whether the county moves the house or tears down the garage, but there is a process that the county will have to follow to get the parking lot approved. Merilee Lawson advised the planning commission determined at its last meeting that the planning commission could approve the parking lot without council approval. The city ordinance states the planning commission can create a parking lot in a residential district if the parking lot will abut a business type facility. She further advised the planning commission will contact the surrounding neighbors and ask them to come to the next planning commission meeting for their input as to whether or not the neighbors want a parking lot there or to discuss any concerns the neighbors might have. She also advised if the parking lot becomes a joint venture between the city and the county, the parking lot would be looked at more favorably because the new library has limited parking and a site plan would have to be presented to the planning commission once the planning commission gives permission to allow the parking lot. Councilperson Mehig asked what the county jail building was zoned. Ms. Lawson advised residential. Councilperson Mehig asked if the county jail could be added onto. Ms. Lawson advised there could be a problem because the jail is operating as a non-conforming entity that was allowed to be built in a residential district. It was understood that the city allowed this to occur because there was a need for a county jail. Councilperson Mehig asked what the proper zoning for a jail would be. Ms. Lawson advised C-3. Councilperson Sanderson stated the county is asking the city to share the cost of the parking lot and asked if the city or the Downtown Development Authority would put money into the parking lot. Ms. Lawson advised the only way the Downtown Development Authority can put any money into the parking lot would be to expand the downtown development district. Mr. Sawyer stated the Downtown Development Authority has looked favorably at bringing the parking lot into the downtown development district. The property is tax-exempt so there would be no taxation issues involved in expanding the downtown development boundary.

Mr. Weaver advised the county commissioners voted last week to terminate the house as a residence since the house needs a lot of repairs to bring the house up to a living residence and to turn the property into a parking lot if possible.

Roll call vote:

Yes: Sanderson, Mehigh, Wagner, Mehigh.

No: None.

Motion CARRIED

7:15 P.M. PUBLIC HEARING – VACATING THE ALLEY IN BLOCK 51 OF

MCARTHUR’S ADDITION TO THE CITY OF CORUNNA: Mehigh moved, Sanderson seconded to leave the regular session and go into a public hearing to consider vacating the alley in Block 51 of McArthur’s Addition to the City of Corunna.

Roll call vote:

Yes: Mehigh, Runyan, Sanderson, Wagner.

No: None.

Motion CARRIED Time was 7:21 p.m.

Ms. Lawson advised the alley runs parallel to Shiawassee Street behind the Corunna V.F.W. and does not go all the way through to McNeil Street. She explained if council decides to vacate the alley, the city would retain all utility rights to the alley. Mr. Sawyer advised the V.F.W. parking lot has been paved halfway into the alley because the V.F.W. thought the alley was closed. Ms. Lawson further explained it was the intent of a previous council to vacate the alley but nothing was completed through. Councilperson Sanderson asked if the V.F.W. and the city were in agreement. Ms. Lawson advised yes. Mayor Pro-Tem Runyan read the resolution to vacate the alley in Block 51 of McArthur’s Addition. A member of the audience asked if there were any utilities in the alley. Ms. Lawson advised not to the city’s knowledge. Councilperson Sanderson asked if it would be the city’s expense to replace the V.F.W.’s blacktop if the alley had to be dug up. Ms. Lawson advised the city would have the right to put utilities in, but she was not sure the city would have the right to tear the existing blacktop up. Mr. Sawyer advised the city would have to put the asphalt back to its original state. Mehigh moved, Wagner seconded to leave the public hearing and return to the regular session.

Roll call vote:

Yes: Sanderson, Wagner, Mehigh, Runyan.

No: None.

Motion CARRIED Time was 7:32 p.m.

Wagner moved, Sanderson seconded to adopt the following resolution and authorize the Mayor Pro-Tem and Clerk to execute the resolution as presented:

CITY OF CORUNNA
RESOLUTION 03-15-04-01
RESOLUTION VACATING THE ALLEY IN BLOCK 51
OF MCARTHUR’S ADDITION

WHEREAS a petition has been duly filed with the City Council of the City of Corunna, praying for the vacating and closing of the alley located in Block 51 of McArthur's Addition to the City of Corunna as recorded in Liber 6, Page 678 of the Register of Deeds office and:

WHEREAS it appears to the City Council of the said City of Corunna of Shiawassee, the residents, free holders and taxpayers thereof that said alley be closed.

NOW THEREFORE, It is hereby resolved that the Council of the City of Corunna, deems it advisable to vacate, discontinue and abolish said alley located in Block 51 of McArthur's Addition to the City of Corunna, and

RESERVING, however, unto the City of Corunna, its successors and assigns, for purpose of construction, installation, repair, maintenance, alteration, upkeep and operation of sewer lines, water lines, utility lines, electrical lines, storm sewer lines, drains, drain tiles and their appurtenant valves, hydrants, pumping apparatus, lift stations and accessories, and all public utilities in general, an EASEMENT in, into, upon, over, across, under and through the lands hereinabove mentioned and described.

RESERVING further, title in the respective owners thereof to all gas, electric and communication poles, wires, pipes, conduits, cables, appurtenances and facilities now in, under or over said street, together with the easement and continued right to occupy said street within the right-of-way thereof for public utility purposes with present and additional facilities, and to operate, maintain, repair, replace or remove the same to the same effect and in the same manner as if said street had remained a public way.

Roll call vote:

Yes: Wagner, Sanderson, Runyan, Mehigh.

No: None.

Motion CARRIED

CONSIDER PROPOSAL FROM CAPITAL CONSULTANTS FOR PHASE III SANITARY

SEWER EVALUATION SURVEY: Mehigh moved, Sanderson seconded to approve the SSES Phase III Engineering Contract with Capital Consultants in the amount of \$24,000 to be paid for from the Waste Water Engineering line item number 590-548-821.000.

Roll call vote:

Yes: Runyan, Mehigh, Wagner, Sanderson.

No: None.

Motion CARRIED

CONSIDER PROPOSALS FOR BROKERAGE AGREEMENT ON THE STRAWSINE

INDUSTRIAL COMPLEX: Mr. Sawyer advised he sent out a fax requesting a proposal from local realtors on Friday and the city received two proposals. He further advised since the status of selling the Strawsine Industrial Complex has come up multiple times, it would be nice to have an agent handle the leasing side of the building because it would take a lot of burden off of the city staff. The city will have to pay a realtor a commission if the realtor brought the renter to the city so the city might as well let the realtor do the

work. He also advised the biggest potential of selling the building would come from Joe Borgstrom at the Shiawassee Economic Development Partnership. Mr. Sawyer stated if the city wants to aggressively market the project, the city would need a realtor. Mayor Pro-Tem Runyan asked if the item should be tabled until the next council meeting. Mr. Sawyer advised he would like to get some more proposals because he was not happy with just two proposals. Councilperson Mehigh asked if council could authorize Mr. Sawyer to act as the city's agent and then bring something back to the council for consideration. Mr. Sawyer explained he would like to get some more proposals before a decision is made. He only sent out the fax to local realtors and the city should also consider realtors in the Flint and Lansing area that deal with industrial. He further explained if the item was tabled, the item would automatically be brought back to the next council meeting. Councilperson Sanderson asked if the city could request no companies that paid \$3.00 or \$4.00 per hour. Ms. Lawson advised if the city puts the building up for sale with a set price and gets that price, the city would not have too much control over what type of jobs the company will bring in. Wagner moved, Mehigh seconded to table the brokerage agreement proposals on the Strawsine Industrial Complex until the next regular council meeting.

Roll call vote:

Yes: Runyan, Wagner, Sanderson, Mehigh.

No: None.

Motion CARRIED

CONSIDER ACQUISITION OF ELECTRONIC SPEED SIGN: Mr. Sawyer asked what the price of the speed sign was. Chief Mark Hetfield advised the 12-inch sign was \$2,950, the 15-inch sign was \$3,450, and the 18-inch sign was \$3,850. Mr. Sawyer stated he thought there was some type of package proposal. Mayor Pro-Tem Runyan advised he thought the price was \$3,570. Chief Hetfield advised the package included the 12-inch sign, two batteries, two mounting brackets, and the software. Mr. Sawyer advised he was impressed with the equipment, which can be mounted on a pole and placed at some of the problem intersections. He further advised the salesperson recommended that the equipment be put out the first week with the digital display turned off to collect data so the police department can see what the speeds are in that area and when the problem times are. Councilperson Mehigh asked if the sign could be put on a state highway. Chief Hetfield advised yes and did not see where there would be an issue. Councilperson Sanderson stated he would like to see a speed limit sign mounted on the same pole. Councilperson Mehigh stated everyone looks at his or her speed once they see a speed sign. Chief Hetfield advised several mounting brackets could be made and left on several poles so the equipment could be moved to different locations. Councilperson Wagner asked how long the batteries last. Mayor Pro-Tem Runyan advised six days and the batteries are rechargeable. Councilperson Mehigh stated council has shown a willingness to purchase the equipment and asked if council would be given more information as the council works on the new budget. Mr. Sawyer advised there are adequate funds in the traffic budget to purchase one speed sign now if council wants to take action tonight. Councilperson Mehigh asked Chief Hetfield if he would like the speed sign now or if he would like to wait until the budget workshop. Chief Hetfield advised he would like a speed sign now. Wagner moved, Sanderson seconded to purchase the 12-inch

Speedsentry unit with connections, mounting brackets and software in the amount not to exceed \$4,000 and to be paid for from Local/Major Street Traffic Services Capital Outlay line item numbers 202-451-979.000 and 203-451-979.000.

Roll call vote:

Yes: Sanderson, Mehig, Wagner, Runyan.

No: None.

Motion CARRIED

CONSIDER DEDICATION OF EAST HALF OF SOUTH COMSTOCK STREET (SOUTH OF

RAILROAD TRACKS): Mr. Sawyer advised there is a five hundred foot section south of the railroad tracks that was brought to his attention by someone who stated that the city had refused to plow, grade or maintain the street because the street was not a city street. The street is on the map and is platted, but after reviewing the Act 51 map with the state, this section of street is not on the state Act 51 map, which means the city does not get any money from the state. He further advised since this is a border street, Caledonia Charter Township would have to do the same thing. He spoke with Joe DeCaire this morning and Mr. DeCaire was going to talk to Lonny Latunski at the road commission because a recommendation from Mr. Latunski would go further with the township board. Mr. Sawyer also advised the road commission does not want anything to do with the street because the street goes nowhere. Wagner moved, Mehig seconded to dedicate South Comstock Street (legal attached) as a public street under City of Corunna jurisdiction.

**DESCRIPTION FOR EAST ½ OF COMSTOCK STREET
SOUTH OF THE NORTH LINE OF OLD GRAND TRUNK RAILROAD
LOCATED WITHIN THE CITY OF CORUNNA**

DESCRIPTION FOR E ½ COMSTOCK STREET SOUTH OF THE NORTH LINE OF THE OLD GRAND TRUNK RAILROAD (CURRENTLY OWNED BY THE HURON AND EASTERN RAILWAY COMPANY, A SUBSIDIARY OF RAIL AMERICA, INC) EXTENDING SOUTH TO THE SOUTH CORPORATION LIMIT OF THE CITY OF CORUNNA IS AS FOLLOWS:

THE EAST ½ OF A 60' ROAD RIGHT-OF-WAY EXTENDING 30' EAST AND 30' WEST OF A CENTERLINE DESCRIBED AS: BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF MCNEIL STREET AND THE CENTERLINE OF COMSTOCK STREET LOCATED IN SECTION 28, T7N, R3E THEN CONTINUING SOUTH ALONG SUCH CENTERLINE 955.33' TO THE NORTH LINE OF THE OLD GRAND TRUNK RAILROAD RIGHT-OF-WAY (CURRENTLY OWNED BY THE HURON AND EASTERN RAILWAY COMPANY, A SUBSIDIARY OF RAIL AMERICA, INC) AND POINT OF BEGINNING OF SAID RIGHT-OF-WAY, THEN SOUTH ALONG SAID CENTERLINE 505.46 FEET TO THE SOUTH CORPORATION LIMIT OF THE CITY OF CORUNNA (SAID POINT OF ENDING ALSO BEING 132 FEET SOUTH OF THE NORTH LINE OF THE S ½ OF THE SE ¼ OF SECTION 28, T7N, R3E).

Roll call vote:

Yes: Mehigh, Runyan, Sanderson, Wagner.

No: None.

Motion CARRIED

CONSIDER ETNA PROPOSAL FOR WATER METERS, READING DEVICE AND

SOFTWARE: Mehigh moved, Sanderson seconded to approve the ETNA meter, reader and software purchase in the amount of \$15,500 to be paid for from Water Fund Operating Supplies and Capital Outlay line item numbers 591-556-740.000 and 591-556-977.000.

Roll call vote:

Yes: Sanderson, Wagner, Mehigh, Runyan.

No: None.

Motion CARRIED

CONSIDER INCENTIVE FOR EARLY BRIDGE COMPLETION: Wagner moved, Sanderson seconded to approve the Incentive Agreement with Davis Construction for Acceleration of the Open to Traffic Date as presented in the amount of \$10,000.

Roll call vote:

Yes: Wagner, Sanderson, Runyan, Mehigh.

No: None.

Motion CARRIED

CALL TO AUDIENCE: Ms. Lawson reminded everyone about the city liquidation sale this weekend. Judy Horton reminded everyone about the library book sale and the pancake breakfast on Saturday.

ROUNDTABLE DISCUSSION: Councilperson Sanderson advised he attended the V.F.W. dinner Saturday night and the V.F.W. made some very good comments about the City of Corunna. The commander reported while in Detroit, he had a person come up to him after reading Corunna on his hat and was told that he would send his kids to the Corunna schools if he could because the Odyssey of the Mind is such an outstanding program. Councilperson Sander stated the commander also gave a history about some of the people in the cemetery, which was very interesting. He also advised the V.F.W. want to put in a new flagpole and plaque at the monument in McCurdy Park in honor of Bob Burke. The V.F.W. would like the city to dig the hole so the flagpole could be put in. Councilperson Sanderson stated there are two trash barrels on the west side of Shiawassee Street that are being used by apartment renters in that area as their private trash barrels. He suggested sending a letter to the property owners. Mr. Sawyer advised the property owners are responsible by city ordinance to provide a place for refuse removal for their tenants.

Mayor Pro-Tem Runyan advised the deer crossing sign on the corner of Walnut Street and St. Mary's Street is lying on the ground.

Councilperson Mehig advised the new ambulance unit is in service. He further advised he was pleasantly surprised to see how hard Jim Hein and Rich Simpson worked with the sewer backup problem on Ferry Street. The city was almost at a critical point with its sewer backup and these two people did a marvelous job. It was a pleasure to see that the city has two people like that working for the city.

ADJOURN: Wagner moved, Mehig seconded to adjourn.

Roll call vote:

Yes: Runyan, Mehig, Wagner, Sanderson.

No: None.

Motion CARRIED Time was 8:20 p.m.

LARRY RUNYAN, MAYOR PRO-TEM

LINDA M. LeCUREUX, DEPUTY CLERK